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Urban Renewal Plan  
North Harvard Project

URBAN RENEWAL PLAN

TABLE OF CONTENTS

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- I. TABLE OF CONTENTS
  - II. DESCRIPTION OF PROJECT
    - A. Boundaries of Project Area
    - B. Types of Proposed Redevelopment Action
  - III. URBAN RENEWAL PLAN (Land Use Plan)
    - A. Land Use Map
    - B. Land Use Provisions & Building Requirements
      - 1. Parcel 1
        - a. Permitted Use
        - b. Additional Regulations & Controls
          - (1) Number of Dwelling Units
          - (2) Floor Area Ratio
          - (3) Land Coverage
          - (4) Placement of Residential Structures
          - (5) Setback
          - (6) Parking
          - (7) Off-street Loading
          - (8) Vehicular & Pedestrian Circulation
          - (9) Open Space
          - (10) Landscaping & Screening
          - (11) Signs
          - (12) Maintenance

(13) Conformance with City Ordinances

(14) Redevelopment Proposal

(1) Content of Redevelopment Proposal

(2) Review of Redevelopment Proposal

c. Duration of Control, Effective Date & Renewal Provisions

#### IV. PROJECT PROPOSALS

##### A. Land Acquisition

1. Identification of Real Property to be Acquired
2. Properties Not Designated for Acquisition
3. Conditions under which properties to be acquired may be exempted

##### B. Conservation & Reconditioning

##### C. Redeveloper's Obligations

1. Commencement & Completion of Improvements
2. Disposition of Property by Redeveloper
3. Racial Restrictions
4. Preference to Displaced Persons

##### D. Project Execution

#### V. RELOCATION PLAN

#### VI. PROCEDURES FOR CHANGES IN APPROVED PLAN

## II. DESCRIPTION OF PROJECT

### A. Boundaries of Project Area

The Project Area is located at the northeast corner of the intersection of Western Avenue and North Harvard Street in the Allston section of Brighton, Boston, Massachusetts. The boundary of the Project Area is as follows:

Beginning at the intersection of the extended northerly sideline of Smith Street with the northwesterly sideline of North Harvard Street;

thence running in an easterly direction across North Harvard Street by the aforesaid extended sideline of Smith Street and by the north sideline of Smith Street to a point in the north sideline of Smith Street which is the intersection of a line from the northwest corner of land now or formerly of the New England Deposit Library extended through the intersection of the center lines of that portion of Smith Street running in a northwest southeast direction with that portion of Smith Street running in a northeast southwest direction.

thence turning and running in a southerly direction by the afore described line across Smith Street to a point which is the northern corner of land now or formerly of the President and Fellows of Harvard College;

thence turning and running in a southwesterly direction by the western property line of said land now or formerly of the President and Fellows of Harvard College to a point which is the northern corner of land now or formerly of the Massachusetts Bay Telecasters, Inc.;

thence turning and running in a southeasterly direction by the northeastern property line of said land now or formerly Massachusetts Bay Telecasters, Inc. to a point which is the northwesterly corner of land now or formerly of the New England Deposit Library located at 135 Western Avenue;

thence turning and running in a southerly direction by the westerly property line of said land now or formerly New England Deposit Library and by said line extended to the southern sideline of Western Avenue;

thence turning and running in a westerly direction by the southerly sideline of Western Avenue to a point which is the intersection of said southerly sideline of Western Avenue with the northwesterly sideline of North Harvard Street;

thence turning and running in a northeasterly direction by the northwesterly sideline of North Harvard Street to the point of beginning.

### B. Types of Proposed Redevelopment Action

The Project will include the assembly of land, the relocation of site occupants, the clearance of all structures, the improvement of the site, and the disposition and redevelopment of the disposal parcel.

### III. URBAN RENEWAL PLAN (Land Use Plan)

#### A. Land Use Map

The proposed land use, thoroughfares, and disposition plans are shown on the Land Use and Disposition Map.

#### B. Land Use Provisions and Building Requirements

##### 1. Parcel 1

##### a. Permitted Use

The use shall be residential. The following accessory uses, to serve the residents of the Project Area, shall be permitted:

- (1) parking on the ground or in a garage structure(s);
- (2) indoor and outdoor recreation facilities;
- (3) pedestrian and vehicular circulation.

##### b. Additional Regulations and Controls

##### (1) Number of Dwelling Units

The minimum number of dwelling units on the site shall be 140 and the maximum number shall be 280. In the event that, by virtue of the design of the proposed building(s), the maximum number of dwelling units is shown to be for any reason impractical of construction, then the Authority may authorize an increase in the maximum number of dwelling units to the extent of ten percent (10%) of said maximum provided that the requirements of paragraphs (2) through (14) below are met. (A "dwelling unit" is a room or group of rooms intended for occupancy as living quarters with cooking facilities and bathroom facilities included only for the occupants and with a separate entrance from the ground or from a common hallway.)

##### (2) Floor Area Ratio

The ratio of gross floor space in all structures to the gross land area of the disposal

parcel shall not exceed 1.5.

(3) Land Coverage

The maximum ground coverage of all buildings including parking garages shall not exceed 20 percent of the parcel area. Landscaped parking garages shall not be included in computing the ground coverage.

(4) Placement of Residential Structure

The facade of the structure facing the easterly sideline of North Harvard Street shall lie northeast-southwest, at an angle of from thirty to sixty degrees off north. The interior of every dwelling unit shall receive sunlight for one-half hour or more at the winter solstice.

(5) Setback

Structure(s) other than parking garages not over ten feet (10') in height shall be set back not less than fifty feet (50') from the northerly sideline of Western Avenue and thirty feet (30') from the easterly sideline of North Harvard Street. Parking structures not over ten feet in height shall be set back at least ten feet (10') from said sideline of Western Avenue.

(6) Parking

On-site car parking spaces shall be provided for residents and their visitors in the ratio of thirteen (13) parking spaces for every ten (10) dwelling units or fraction thereof. At least one (1) but not more than three (3) of the required thirteen (13) spaces for each ten (10) dwelling units shall be located not in excess of one hundred (100) feet from the principal access to the site and shall be desig-

nated by means of a directional sign for visitor parking.

There shall be three hundred and twenty-five (325) square feet of parking area, including circulation aisles, for each automobile space required. If a parking aisle is also used for general circulation on the site, the minimum width shall be not less than thirty-five (35) feet.

Not less than fifty percent (50%) of all parking spaces, excluding visitor parking spaces, shall be under cover, under carport(s), in garage structure(s), or in the residential structure(s). All parking areas, loading berths, and drives shall be paved with a water repellent, dust-free bituminous surface, and shall be properly drained.

(7) Off-street Loading

Not less than one (1) off-street loading berth shall be provided for every hundred (100) dwelling units, based on the total number of dwelling units calculated to the nearest hundred. The berth(s) shall be at least twelve (12) feet wide, thirty-five (35) feet long, and fourteen (14) feet in clear height. The berth(s) shall either be located within the residential structure or shall consist of a covered dock which is screened from adjacent areas by means of a hedge or fence not less than six (6) feet high. Each truck loading berth shall have access aisles and maneuvering space not less than thirty-five (35) feet in width.

(8) Vehicular and Pedestrian Circulation

There shall be one main driveway to the site from North Harvard Street, at least 300 feet northeast of its intersection with Western Avenue. This main driveway shall be not more than 28 feet wide and it shall lead to the main entrance of the residential structure, where temporary passenger loading space for cars shall be provided at the ratio of one passenger loading space for every fifty (50) dwelling units. There may be one additional access point for vehicles to North Harvard Street, at least 340 feet from the intersection with Western Avenue and not more than 28 feet wide. The on-site walkways for pedestrians shall connect the entrance(s) of the residential structure to the sidewalk on North Harvard Street. Walkways shall be not less than three (3) feet wide. Walkways shall connect outdoor recreation areas, parking areas, etc. with the entrances to the residential structure. No walkways or driveways shall lead to Western Avenue; and there shall be no access from Western Avenue to the site. All walkways and driveways shall be paved or otherwise treated to control dirt or dust; and they shall have a shoulder or planting strip to facilitate snow removal.

(9) Open Space

Ground area developed and maintained for outdoor use and enjoyment shall be provided as a minimum at a ratio of 300 square feet per dwelling unit. Such area may include the roof of parking structures not over ten feet (10') high provided that such area is not used for

parking and is landscaped. Such area shall not include parking areas, service loading areas or median strips between parking bays, however landscaped.

(10) Landscaping and Screening

All open area not occupied by structures or other improvements shall be planted with grass, shrubs, or trees. At least six (6) shade trees of not less than eight inches diameter shall be planted on the site. A planting strip at least ten feet (10') wide and consisting of trees and/or shrubs shall extend along the entire length of the site on Western Avenue. In addition, the site shall be screened from Western Avenue by means of a continuous fence, hedge, earth berm, wall or wall enclosing a parking area at least six feet (6') in height. All open parking area shall be landscaped.

(11) Signs

Signs within the Project Area shall be limited to those identifying the principal use and to directional signs. There may be only one sign identifying the principal use. It shall have a maximum area of twenty (20) square feet; and it shall be visible from North Harvard Street. Directional signs shall not exceed three (3) square feet in area. In addition, during the construction of improvements permitted of the redeveloper on the site there may be a real estate sign. No sign shall be animated or flashing; and, with the exception of the real estate sign, no sign shall be located above the first floor level of any structure.

(12) Maintenance

The original construction and appearance of

land, buildings, and other improvements in the Project Area shall be maintained in good repair and in clean and sanitary condition. Landscaped areas shall be maintained in planting. Refuse and garbage disposal facilities shall be enclosed within the permitted structure in a location on or near the loading berths but in no case so as to interfere with normal and convenient use of dwelling units or other permitted uses.

(13) Conformance with City Ordinances

New construction and the continued use and maintenance of property shall conform to the building, zoning and housing codes and any other applicable codes and ordinances of the City of Boston, provided, however, that specific variances may be granted by the Boston Redevelopment Authority under the provisions of Chapter 121A as amended by the Acts of 1960, Chapter 652.

(14) Redevelopment Proposal Governing Development Upon Disposition

A "Redevelopment Proposal", for which the requirements are set forth below, and which shall be based upon the Redevelopment Plan, shall govern the specific use and development of any part of the Project Area at the time of and subsequent to its disposition by the Redevelopment Authority.

(1) Content of Redevelopment Proposal

The Redevelopment Proposal shall consist of text and accompanying maps sufficient to describe the specific manner in which the parcel will be redeveloped. It shall include but not necessarily be limited to

the following information:

(a) Land Development Specifications

Land uses  
Net dwelling densities  
Number, distribution and design of dwelling unit types  
Lot coverages and floor area ratios  
Off-street loading and parking ratios

(b) Proposed Building Plans

Exterior elevations and interior floor plans of buildings and dwelling types  
Preliminary specifications for building construction types and exterior building materials  
The specific use of all non-residential floor space.

(c) Proposed Plot Plan

The exact site location of each building with setback, sideyard, rear yard and court dimensions  
The exact site locations of all other above-ground improvements, including walks, drives, fences, proposed landscaping, planting, screening, and grading

(d) Proposed Site Improvements Plan

The proposed surface drainage system  
A description of sub-surface construction and underground utility installations and modifications

(e) Estimated Development Costs and Schedules

The proposed sales price or rental schedules for all dwellings and other building space  
An analysis of anticipated development, financing, operating, and management costs  
A statement of project development and staging schedules.

(2) Review of Redevelopment Proposals

In its evaluation and approval of any Redevelopment Proposal, the Boston Redevelopment Authority shall give consideration to the manner in and degree to which the layout, design, and specifications set forth in the Redevelopment Proposal achieve the following objectives:

- (a) To implement the Redevelopment Plan
- (b) To carry out the purposes of the Housing Authority Law Ch. 121, Section 26JJ with particular reference to the prevention of the recurrence of sub-standard conditions in the area.
- (c) To promote the sound physical development of the City of Boston and to encourage development that will fit in harmoniously with the long-range plans for the immediate environs.
- (d) To create well-planned and aesthetically pleasing new development; and to encourage the maximum investment in land and improvements consonant with sound planning and with environmental conditions which will continue to be desirable for the life-time of the development.

#### C. Duration of Control, Effective Date and Renewal Provisions

The provisions and requirements established under B-2 above shall be maintained and in effect for a period of forty (40) years from the date of the original approval of the Urban Renewal plan by the Boston City Council.

### IV. PROJECT PROPOSALS

#### A. Land Acquisition

##### 1. Identification of Real Property to be Acquired

All property within the Project Area, as shown in Land Acquisition Map with the exception of the public rights-of-way of North Harvard Street and Western Avenue, shall be acquired by the Boston Redevelopment Authority for clearance and redevelopment. All structures on the land acquired shall be demolished by the Boston Redevelopment Authority. No property will be acquired for public facilities or for conservation or reconditioning.

##### 2. Properties not Designated for Acquisition

Not applicable.

##### 3. Conditions Under which Properties to be Acquired May be Exempted

Not applicable.

#### B. Conservation and Reconditioning

Not applicable.

### C. Redeveloper's Obligations

1. The building of all improvements contained in the approved Redevelopment Proposal shall be commenced within 90 days of the date of conveyance and completed within eighteen months of the date of commencement.

2. Disposition of Property by Redeveloper

The redeveloper may not dispose of all or any part of his interest within the Project Area prior to the full completion of all improvements required by the Urban Renewal Plan and the Redevelopment Proposal without the written consent of the Boston Redevelopment Authority, which consent will not be granted except under conditions that will prevent speculation and protect the interests of the City of Boston.

3. Racial Restrictions

At no time shall the acquisition, use, lease, disposal, or conveyance of land or improvements within the Project Area to any person be denied, restricted, or abridged or his occupancy or possession thereof preferred, segregated, or refused because of his race, creed, or color.

4. Preference to Displaced Families

The Redeveloper shall give preference in the selection of tenants for dwelling units built in the Project Area to families displaced therefrom because of clearance and redevelopment activities who desire to live in such dwelling units and who will be willing and able to pay rents or prices charged other families for similar or comparable dwelling units built as part of the same development.

### D. Project Execution

The Boston Redevelopment Authority will be responsible for the execution of this Urban Renewal Plan and shall undertake all steps and obtain all approval necessary thereto, including but not limited to the following:

1. Acquisition and clearance of all land and improvements in the Project Area and the relocation of all site occupants.
2. Disposition of all land in the Project Area in accordance with the controls and regulations of the Urban Renewal Plan and the Redevelopment Proposal.
3. Execution of a cooperation agreement with the City of Boston for financial assistance by the City for the undertaking of the Project.
4. Approval of the Project by the Division of Urban and Industrial Renewal of the State Housing Board in accordance with Chapter 121, General Laws as most recently amended.
5. Approval by the Board of Zoning Adjustment of the changes in zoning necessary to implement the Redevelopment Plan.
6. Approval of the Public Improvements Commission of streets to be abandoned or improved.

#### V. PROPOSALS FOR RELOCATION

The Relocation Plan is attached hereto and made a part hereof.

#### VI. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Urban Renewal Plan and the Redevelopment Proposal may be modified at any time by the Boston Redevelopment Authority, provided that if modified after the lease or sale of real property in the Project Area, the modification is consented to by the redeveloper of any such real property or his successor(s) in interest affected by the proposed modification. Any basic or fundamental modification of the Urban Renewal Plan must also be approved by the City Council.

